

**101, 500 Rocky Vista Gardens NW**  
**Calgary, Alberta**

**MLS # A2154675**



**\$299,000**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	683 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Wood

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Elevator, Granite Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 381

**LLD:** -

**Zoning:** M-C2 d158

**Utilities:** -

**Inclusions:** none

Welcome to this bright and spacious main floor condo, ideally situated for convenience and comfort. Facing the visitor parking lot, this unit allows you to easily greet friends and guests. It's strategically positioned close to the entrance, mailboxes, elevators, and stairs, with the party room just steps away—perfect for hosting family and friends. Enjoy the outdoors on the large, raised concrete balcony facing south, providing both sunshine and security. This condo unit sides with the entrance hallway and has only one neighboring unit. The unit boasts elegant finishes, including granite countertops, stainless steel appliances, cherry-colored cabinets, and ceramic tile flooring. The kitchen counter doubles as a sitting area with stool chairs, ideal for casual dining. The open layout seamlessly connects the kitchen, dining area, and living room, extending to the expansive balcony, making it perfect for entertaining and family gatherings. The den provides additional space, perfect for a home office, temporary bedroom, or extra storage, catering to your specific needs. Designed with accessibility in mind, this building is suited for those needing wheelchair access. The condo can be reached from the visitor entrance or the underground heated parking garage via elevators, ensuring ease of mobility. Stay warm and cozy with the efficient in-floor heating system, with heating costs included in the condo fees. The unit comes with an assigned parking stall and additional storage space, offering convenience and practicality. Enjoy access to the Rocky Ridge Ranch Homeowner's Association, providing further recreational options beyond the on-site party room. Benefit from low condo fees, making this an economical choice for comfortable living. This clean, bright unit is vacant and move-in ready, awaiting its new owner. Located within walking distance to the Tuscany train station,

this condo is ideal for commuters seeking easy access to public transportation. Experience the perfect blend of style, convenience, and community in this exceptional main floor condo. Schedule a viewing today and make it your new home!